



TradePoint



## **BUILD TO SUIT OPPORTUNITY**

For Lease or For Sale

UP TO 1.55M SF AVAILABLE  
AND UP TO 1.3M SF  
IN A SINGLE BUILDING

TRADEPOINT 75

I-75 NW ATLANTA  
INDUSTRIAL SUBMARKET  
EXIT 310 – UNION GROVE ROAD  
**FREEPORT TAX EXEMPTIONS**



# MASTER SITE PLAN I

## BUILDING A

SIZE:  
1,300,000 SF

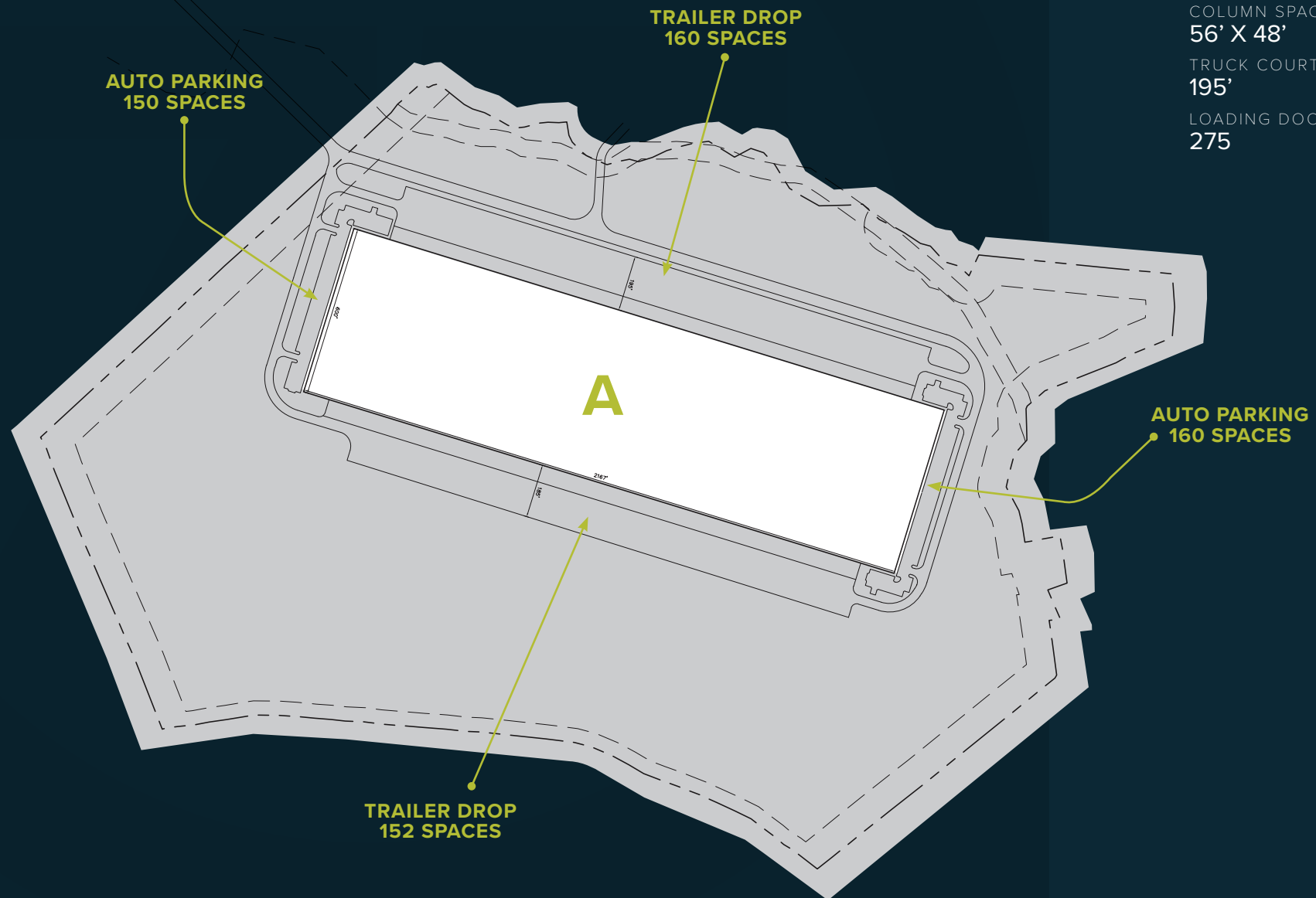
SPEED BAY DEPTH:  
60'

CLEAR HEIGHT:  
40' CLEAR

COLUMN SPACING:  
56' X 48'

TRUCK COURTS:  
195'

LOADING DOORS:  
275



# MASTER SITE PLAN II

## BUILDING A

SIZE:  
800,000 SF  
SPEED BAY DEPTH:  
60'  
CLEAR HEIGHT:  
40' CLEAR  
COLUMN SPACING:  
56' X 50'  
TRUCK COURTS:  
185'  
LOADING DOORS:  
163

## BUILDING B

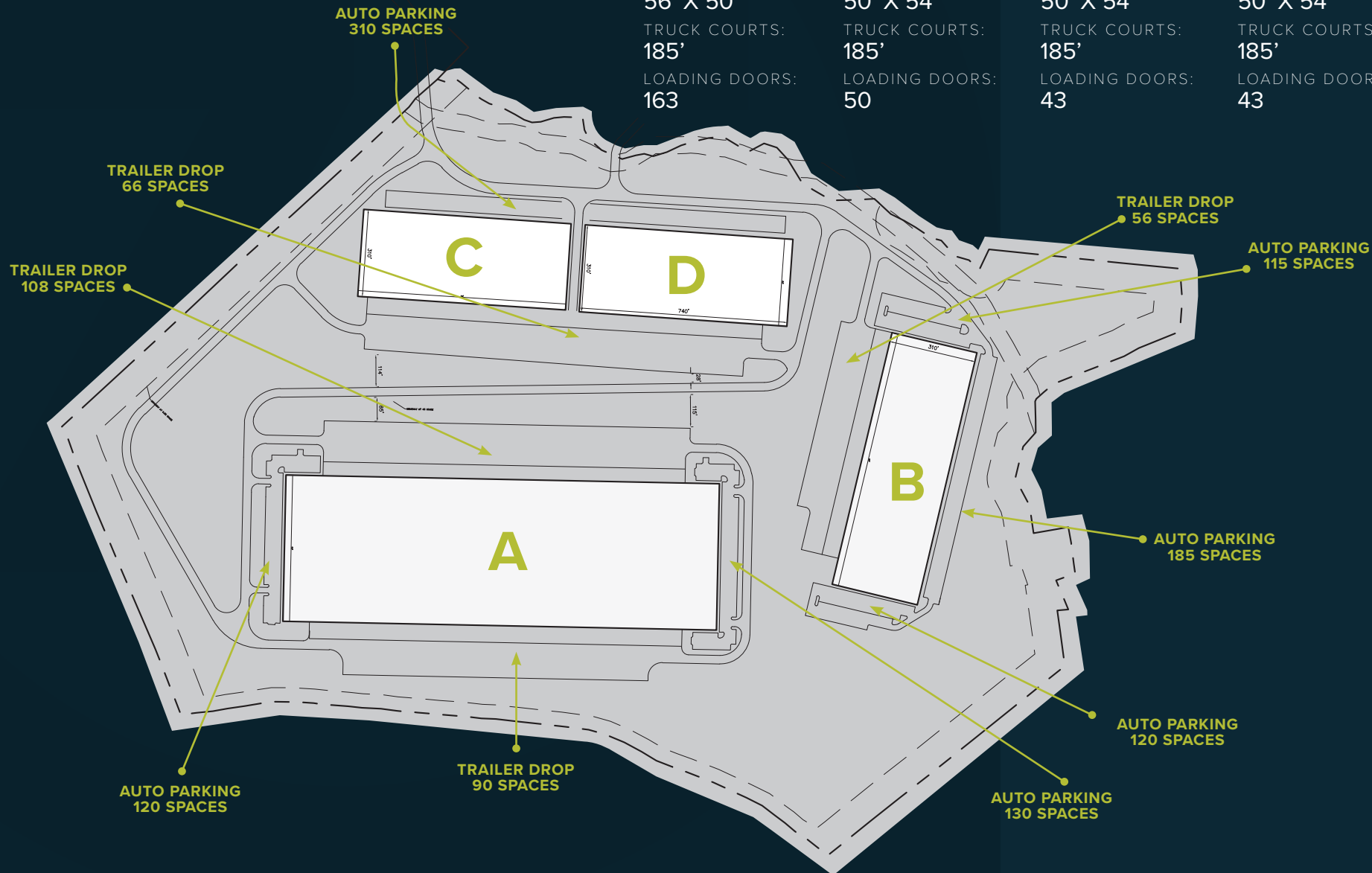
SIZE:  
285,621 SF  
SPEED BAY DEPTH:  
60'  
CLEAR HEIGHT:  
36' CLEAR  
COLUMN SPACING:  
50' X 54'  
TRUCK COURTS:  
185'  
LOADING DOORS:  
50

## BUILDING C

SIZE:  
229,400 SF  
SPEED BAY DEPTH:  
60'  
CLEAR HEIGHT:  
36' CLEAR  
COLUMN SPACING:  
50' X 54'  
TRUCK COURTS:  
185'  
LOADING DOORS:  
43

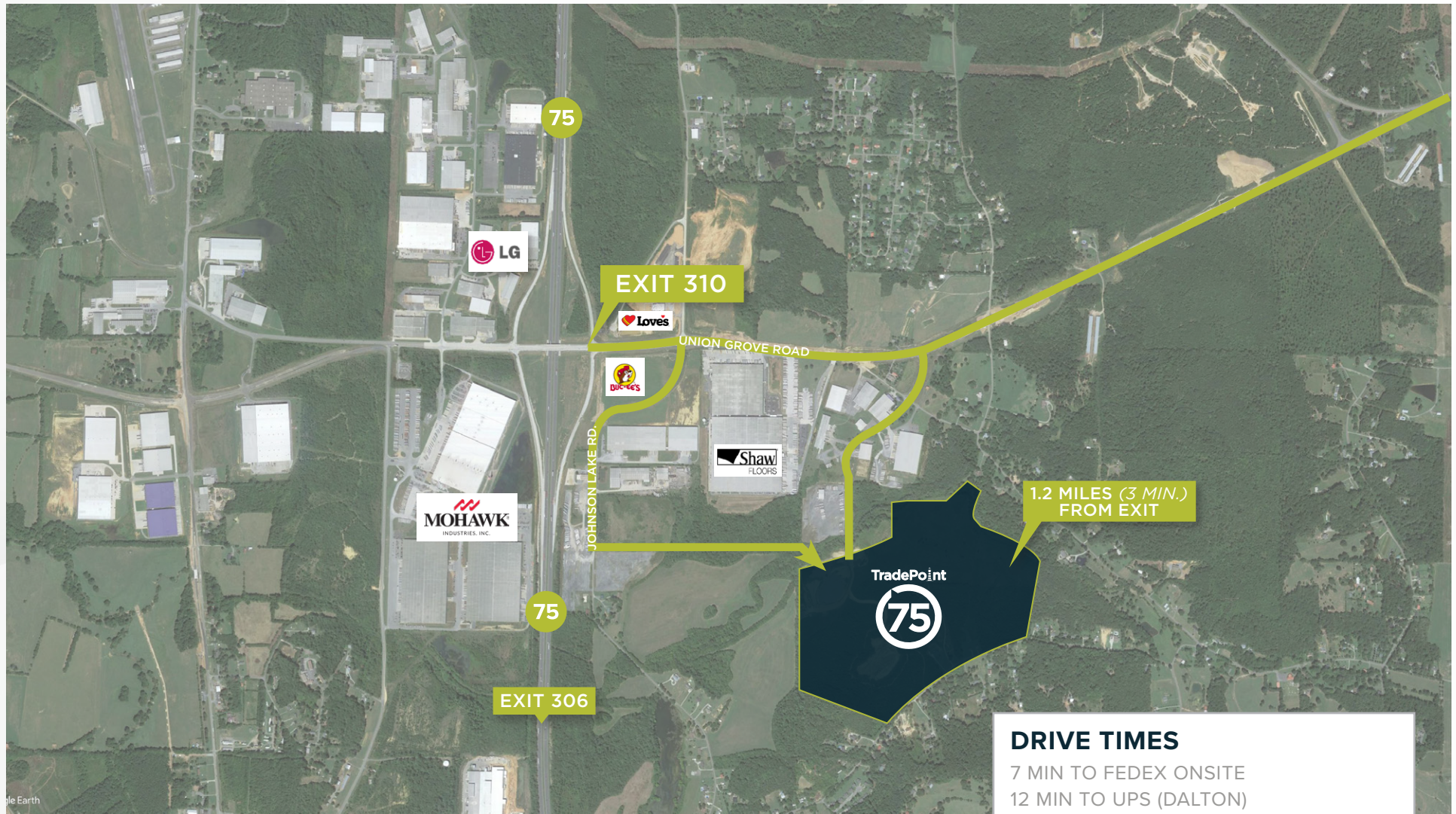
## BUILDING D

SIZE:  
229,400 SF  
SPEED BAY DEPTH:  
60'  
CLEAR HEIGHT:  
36' CLEAR  
COLUMN SPACING:  
50' X 54'  
TRUCK COURTS:  
185'  
LOADING DOORS:  
43





# AERIAL



## DRIVE TIMES

7 MIN TO FEDEX ONSITE  
12 MIN TO UPS (DALTON)  
50 MIN TO APPALACHIAN INLAND PORT  
55 MINS TO CHATTANOOGA, TN  
1 HR 5 MIN TO ATLANTA, GA  
2 HR 15 MIN TO KNOXVILLE, TN  
2 HR 55 MIN TO NASHVILLE, TN

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# NEIGHBORING TENANTS





# AMENITIES MAP

## SHOPPING

- 1 WALGREENS
- 2 WALMART SUPERCENTER
- 3 KROGER
- 4 FOOD DEPOT
- 5 ROSS DRESS FOR LESS
- 6 THE HOME DEPOT
- 7 ALDI
- 8 CALHOUN PREMIUM OUTLETS

## SHOPPING

- 1 FIREHOUSE SUBS
- 2 BOJANGLE'S
- 3 EL NOPAL
- 4 COOK OUT
- 5 POPEYE'S
- 6 TACO BELL
- 7 CHICK-FIL-A
- 8 STARBUCKS
- 9 ZAXBY'S
- 10 DUNKIN
- 11 KRYSTAL
- 12 ARBY'S
- 13 KFC
- 14 RUBY TUESDAY
- 15 MCDONALD'S
- 16 PANDA EXPRESS
- 17 CRACKER BARREL
- 18 WENDY'S

- 19 LONGHORN STEAKHOUSE
- 20 APPLEBEE'S
- 21 GUACAMOLE'S
- 22 BURGER KING

## HOTELS

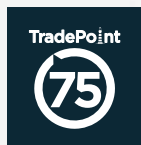
- 1 BAYMONT BY WYNDHAM
- 2 HOLIDAY INN EXPRESS
- 3 COMFORT SUITES
- 4 FAIRFIELD BY MARRIOTT

## FITNESS

- 1 WORKOUT ANYTIME SOUTH
- 2 WORKOUT ANYTIME NORTH

## TRAVEL CENTERS

- 1 LOVE'S TRAVEL SHOP
- 2 BUC-CEES





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**FOR MORE INFORMATION,  
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**TRADEPOINT 75**